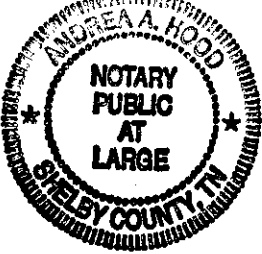


7/10/06 8:32:58
BK 533 PG 420
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED		
		
STATE OF TENNESSEE COUNTY OF Shelby THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$ 304,900.00		
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2006		
Affiant Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)		
THIS INSTRUMENT WAS PREPARED BY H. Mark Beanblossom, P. C., 1713 Kirby Parkway, Suite 100, Memphis, Tennessee 38120		
ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl E. Purdy (NAME)	1st Trust Bank for Savings (NAME)	2053080200028800
4105 Three Hawks Drive (ADDRESS)	P. O. Box 17257 (ADDRESS)	
Olive Branch, MS 38654 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38187-0257 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard Wills and James Rickman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl E. Purdy and wife, Chaka W. Purdy HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Desoto COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Lot 288, Phase 6, Forest Hill Community Subdivision, in Section 8, Township 2 South, Range 5 West, DeSoto County, Mississippi, as per plat of record in Plat Book 90, Page 19, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantors herein by Warranty Deed of record in Book 494, Page 312, in the Chancery Clerk's Office of DeSoto County, Mississippi.

This conveyance is made subject to the 2006 DeSoto County Taxes which are not yet due and payable and which Grantee hereby assumes and agrees to pay and further subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 90, Page 19, subject to Declaration of Covenants, Conditions and Restrictions of record in Book 361, Page 678 and Amended at Book 378, Page 107; Book 434, Page 209 and Easements of record at Book 25, Page 654; Book 80, Page 289; Book 80, Page 292; Book 120, Page 239 and Book 120, Page 604, and Subdivision and Zoning Regulations in effect in County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record, all in said Clerk's Office.

It is understood and agreed that the taxes for the year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then the Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

The undersigned Grantors acquired the herein property for investment purposes only, no homestead rights in said property vested; Grantors are transferring said property in their capacity as investors/owners, having never resided in said property in any capacity.

Property Address: 4105 Three Hawks Drive, Olive Branch, MS 38654

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this 30th day of June, 2006

Richard Wills

James Rickman

Realtor

